

128.A

Map

0006

Block

0044.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 383,700 /

USE VALUE: 383,700 /

ASSESSed: 383,700 /

Total Card /

Total Parcel

383,700

383,700

383,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
44		WALNUT ST, ARLINGTON	

OWNERSHIP

Owner 1:	KIMSEY HERBERT				
Owner 2:					
Owner 3:					
Street 1:	44 WALNUT ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:	KIMSEY HERBERT -		
Owner 2:	NIGRO JEAN -		
Street 1:	42-44 WALNUT ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Wood Shingle Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8322																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	380,700	3,000		383,700
Total Card	0.000	380,700	3,000		383,700
Total Parcel	0.000	380,700	3,000		383,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	355.28	/Parcel:	355.28

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	380,700	3000	.		383,700		Year end	12/23/2021
2021	102	FV	369,500	3000	.		372,500		Year End Roll	12/10/2020
2020	102	FV	400,300	3000	.		403,300	403,300	Year End Roll	12/18/2019
2019	102	FV	435,200	3000	.		438,200	438,200	Year End Roll	1/3/2019
2018	102	FV	452,200	3000	.		455,200	455,200	Year End Roll	12/20/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIMSEY HERBERT,	67290-268		5/20/2016	Convenience		1	No	No	Master Deed 67290:268

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2020	139	Redo Kit	22,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA

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St/Prov:	MA	Cntry	
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